

**11 Elveden Place SW
Calgary, Alberta**

MLS # A2192329



\$2,599,900

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| Division: | Springbank Hill | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 5,702 sq.ft. | Age: | 2013 (12 yrs old) |
| Beds: | 5 | Baths: | 5 full / 4 half |
| Garage: | Additional Parking, Driveway, Driveway, Front Drive, Garage Door Opener, G | | |
| Lot Size: | 0.23 Acre | | |
| Lot Feat: | Cul-De-Sac, Farm, Few Trees, Fruit Trees/Shrub(s), Garden, Irregular Lot, La | | |

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| Heating: | High Efficiency, In Floor, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | See Remarks, Stone, Stucco | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Vaulted Ceiling(s), Wet Bar | | |
| Inclusions: | See full list in supplements | | |

Step into a home that truly has it all—luxury, elegance, and thoughtful design—all in a prestigious tucked away cul-de-sac in Elveden Estates. This custom-built masterpiece showcases unparalleled craftsmanship, high-end finishes, and a layout designed for both comfortable living and grand entertaining. From the moment you walk through the front door, you are greeted with soaring ceilings and stunning architectural details set the tone for what’s to come. The open-concept floor plan flows effortlessly, featuring a warm and inviting living room with a gas fireplace, a formal dining area with a built-in buffet hutch, and a private home office with custom built-ins for organization and productivity. The chef’s dream kitchen is equipped with a full-size Sub-Zero fridge and freezer, a 6-burner Wolf gas cooktop with a griddle, Wolf convection and steam oven, Asko dishwasher, and gorgeous leathered granite countertops. A walk-through butler’s pantry with a second Asko dishwasher lead to dining room with built in buffet all adjacent to the the family room and breakfast nook/ flex space is perfect for entertaining elegant dinner parties or just casual mornings too . Two separate staircases lead to the upper level, where the primary suite is a private sanctuary featuring a flex room, two walk-in closets, a personal coffee bar, and a spa-like ensuite with a steam shower, soaking tub, heated floors, and direct access to the laundry room. Three additional bedrooms, each with its own ensuite and walk-in closet, provide comfort and privacy. An XL bonus room with a full wet bar, Sub-Zero bar fridge, Fisher & Paykel drawer dishwasher and 1/2 bath, with tons of room to gather around the fireplace and unwind with family. The fully finished lower level is designed for entertainment, offering a media room with a two-sided fireplace, a sprawling games

area, a fitness room, and another custom wet bar, as well as a private guest suite with its own bath. For car lovers, two separate garages are designed to accommodate lifts, equipped with side wind openers, ample storage, and high ceilings, with direct access to the mudroom for convenience. Outside, the backyard is a low-maintenance oasis with a spacious patio, and built-in gas line, perfect for summer BBQs or quiet evenings under the stars. Located on a peaceful cul-de-sac, this home offers easy access to top private schools, upscale shopping, the Westside Recreation Centre, scenic walking paths, and quick commuting options. Thoughtfully designed with elegance and everyday functionality in mind, this is a rare opportunity to own in one of Calgary's most sought-after communities—don't miss the chance to experience it in person!